

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – February 20, 2015
121 North LaSalle Street – Room 200**

MINUTES

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Jonathan Swain, Chairman
Catherine Budzinski
Sol Flores
Sam Toia
Sheila O’Grady**

Chairman Swain called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Budzinski, and Toia). O’Grady arrived at 9:20 AM. Flores arrived at 9:40 AM.

Motion to approve minutes from January 16, 2015 regular meeting made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Budzinski and Toia. Motion to approve February 20, 2015 agenda made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Budzinski and Toia.

9:00 A.M.

28-15-S Zoning District: B3-2 Ward: 1
Applicant: Efferquest, LLC Series 1
Owner: 1505 Milwaukee, LLC
Premises Affected: 1501 North Milwaukee Avenue
Subject: Application for a special use to establish an outdoor roof top patio for a proposed restaurant. **Approved 3-0; yeas – Swain, Budzinski, and O’Grady (Toia recused).**

29-15-Z Zoning District: C1-2 Ward: 33
Applicant: Deportiva De Futbol Corp.
Owner: Noah Won Yoo
Premises Affected: 3040 West Lawrence Avenue
Subject: Application for a variation to establish a public place of amusement license for an indoor sports and recreation soccer facility located within 125’ of an RS-3 Residential Single-Unit (Detached House) District. **Approved 3-0; yeas – Swain, Budzinski, and Toia.**

30-15-Z Zoning District: B1-2 Ward: 32

Owner: Toia Building Properties, LP
Premises Affected: 3108 South Giles Avenue
Subject: Application for a variation to reduce the front setback from 8.75' to 0' for a proposed four-story, eight-unit building with eight, rear surface parking spaces. **Continued until May 15, 2015 at 2:00 PM.**

46-15-S **Zoning District: B3-3** **Ward: 27**
Applicant: 1429 N. Sedgwick, LLLP
Owner: same as applicant
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a special use to reduce the size of the ground floor retail unit from 1,020.5 square feet to 592 square feet in an existing, six-story, 10-unit building with a rear, first floor, eight-car garage, accessed from North Sedgwick Street. **Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.**

47-15-Z **Zoning District: B3-3** **Ward: 27**
Applicant: 1429 N. Sedgwick, LLLP
Owner: same as applicant
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a variation to reduce the rear setback from 30' to 0' for an existing, six-story, 10-unit building with a rear, first floor, eight-car garage, accessed from North Sedgwick Street. **Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.**

48-15-Z **Zoning District: B3-3** **Ward: 27**
Applicant: 1429 N. Sedgwick, LLLP
Owner: same as applicant
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a variation to reduce the 10-space parking requirement by no more than 20% (to eight spaces) for an existing, six-story, 10-unit building with a rear, first floor, eight-car garage, accessed from North Sedgwick Street. **Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.**

49-15-S **Zoning District: B3-3** **Ward: 27**
Applicant: Pink Beard, LLC
Owner: 1429 N. Sedgwick, LLLP
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a special use to establish a hair salon. **Withdrawn.**

The Chairman moved to recess for lunch at 12:30 PM. Second by Toia. Motion carried 5-0.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of December 19, 2014 and January 16, 2015 made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

Motion to adjourn made by Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Budzinski, O’Grady, and Toia. Meeting adjourned at 9:00 PM.